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Address: [1285 S MAIN ST](#)
City: GRAPEVINE
Georeference: 16608C--4
Subdivision: H C P GRAPEVINE CONDOMINIUM
Neighborhood Code: Food Service General

Latitude: 32.9255356353
Longitude: -97.0773863818
TAD Map: 2126-456
MAPSCO: TAR-028N



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: H C P GRAPEVINE
CONDOMINIUM Lot 4 & 18.59% OF COMMON
AREA PER PLAT D210313807

Jurisdictions:

CITY OF GRAPEVINE (011)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (900)

Site Number: 80870089
Site Name: HCP GRAPEVINE CONDO
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 25
Primary Building Name: BOBS STEAK AND CHOP HOUSE- Unit 1 / 41245105

State Code: F1 **Primary Building Type:** Commercial

Year Built: 2006 **Gross Building Area⁺⁺⁺:** 5,838

Personal Property Account: [11640983](#) **Net Leasable Area⁺⁺⁺:** 4,524

Agent: QUATRO TAX LLC ([11637](#)) **Percent Complete:** 100%

Notice Sent Date: 5/1/2025 **Land Sqft^{*}:** 0

Notice Value: \$2,578,680 **Land Acres^{*}:** 0.0000

Protest Deadline Date: 6/17/2024 **Pool:** N

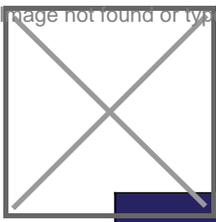
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
GFC LEASING CORP LLC
Primary Owner Address:
1131 ROCKINGHAM DR #250
RICHARDSON, TX 75080

Deed Date: 2/22/2023
Deed Volume:
Deed Page:
Instrument: [D223033417](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDREWS DRIVE INC	5/31/2019	D219116800		
DAR PROPERTIES LLC	3/20/2014	D214055619	0000000	0000000
HARTNETT COMMERCIAL PROP LP	1/1/2006	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$2,034,747	\$543,933	\$2,578,680	\$1,890,869
2024	\$1,031,791	\$543,933	\$1,575,724	\$1,575,724
2023	\$989,567	\$543,948	\$1,533,515	\$1,533,515
2022	\$858,942	\$543,948	\$1,402,890	\$1,402,890
2021	\$1,109,686	\$543,948	\$1,653,634	\$1,653,634
2020	\$1,497,502	\$543,948	\$2,041,450	\$2,041,450

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.